

Future of the Andover Town Yard

Joint Selectmen and Planning Board Zoning Workshop

Presented by:

The Cecil Group

December 10, 2012



Agenda

- Properties to be Rezoned
- Outline of Zoning Bylaw
- Value and Comparable Projects
- Density
- Dimensional Standards
- Design Standards



■ ■ ■ Town Yard and Neighborhood



Town Yard Site

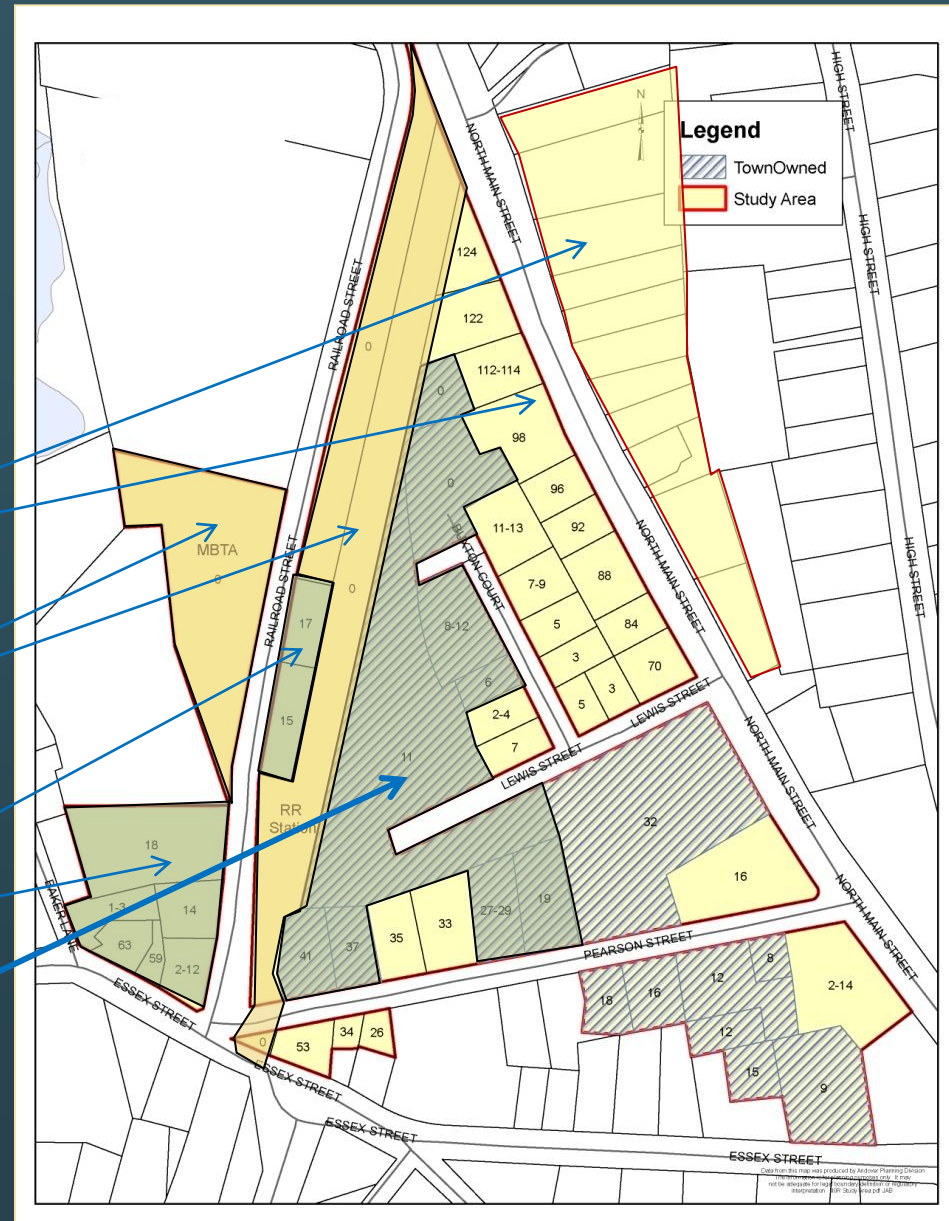
■ Properties Under Consideration

North Main Street
Mixed Use

MBTA
Properties

Railroad Street
Commercial

TOWN YARD





Outline of Zoning Bylaw

- Purpose
- Definitions
- Type of District
- Housing and Affordability
- Permitted and Prohibited Uses
- Density
- Dimensional Regulations
- Performance Standards
- Design Standards
- Off-Street Parking and Loading
- Procedures



Outline of Zoning Bylaw

- Application for Plan Approval
- Decision
- Enforcement and Appeal
- Severability

■ ■ ■ Development Potential and Value

- 2.993 acres
- Land Assessed Value = \$1,361,900
- Current Zoning: MU Mixed Use, and GB General Business
- Proposed Zoning Allows 190,000sf
- Estimate of Actual Development is 150,000sf: 108,000sf residential [@20units/ac], and 42,000sf commercial
- Includes 20% Affordable Housing Units

■ ■ ■ Development Potential and Value

- Based on Comparable Sales, Value is \$22/sf
- Total Land Value = \$3,300,000
- Source: Mark R. De Lisio & Associates

Development Value - Comparables

- 182 Hartwell Road, Bedford, MA
- Price per building square foot: \$26
- Approx. 60 units, 40B residential, 30 acre site



Development Value - Comparables

- 427 Walnut Street, Lynnfield, MA
- Price per building square foot: \$30
- 180 units, 395,000 SF retail, 80,000 SF office, 198 acre site



Development Value - Comparables

- 30 Haven Street, Reading, MA
- Price per building square foot: \$27
- 53 units; 93,400 SF mixed-use; 0.77 acre site



Development Value - Comparables

- Jacob Way, Reading, MA
- Price per building square foot: \$20
- # of units unknown, 636,000 SF mixed-use 40R, 25 acre site



Density

- ASGOD residential density – maximum 20 units per acre
- Approximately 10 units per acre – compact duplex
- Washington Commons, Boston – 15 units per acre



Density

- ASGOD residential density – maximum 20 units per acre
- Approximately 20 units per acre – multiple unit buildings
- The Homes at Old Colony, Boston – 17 units per acre



Density

- ASGOD residential density – maximum 20 units per acre
- Approximately 30 units per acre – multi-family or rowhouse
- Dudley Village, Boston – 31 units per acre



Density

- ASGOD residential density – maximum 20 units per acre
- Approximately 40 units per acre – larger multi-family
- Maverick Landing, Boston – 44 units per acre



■ ■ ■ Dimensional Regulations

■ Building Height:

- 35' or 3-stories at North Main Street
- 65' or 6-stories at center and western edge of district

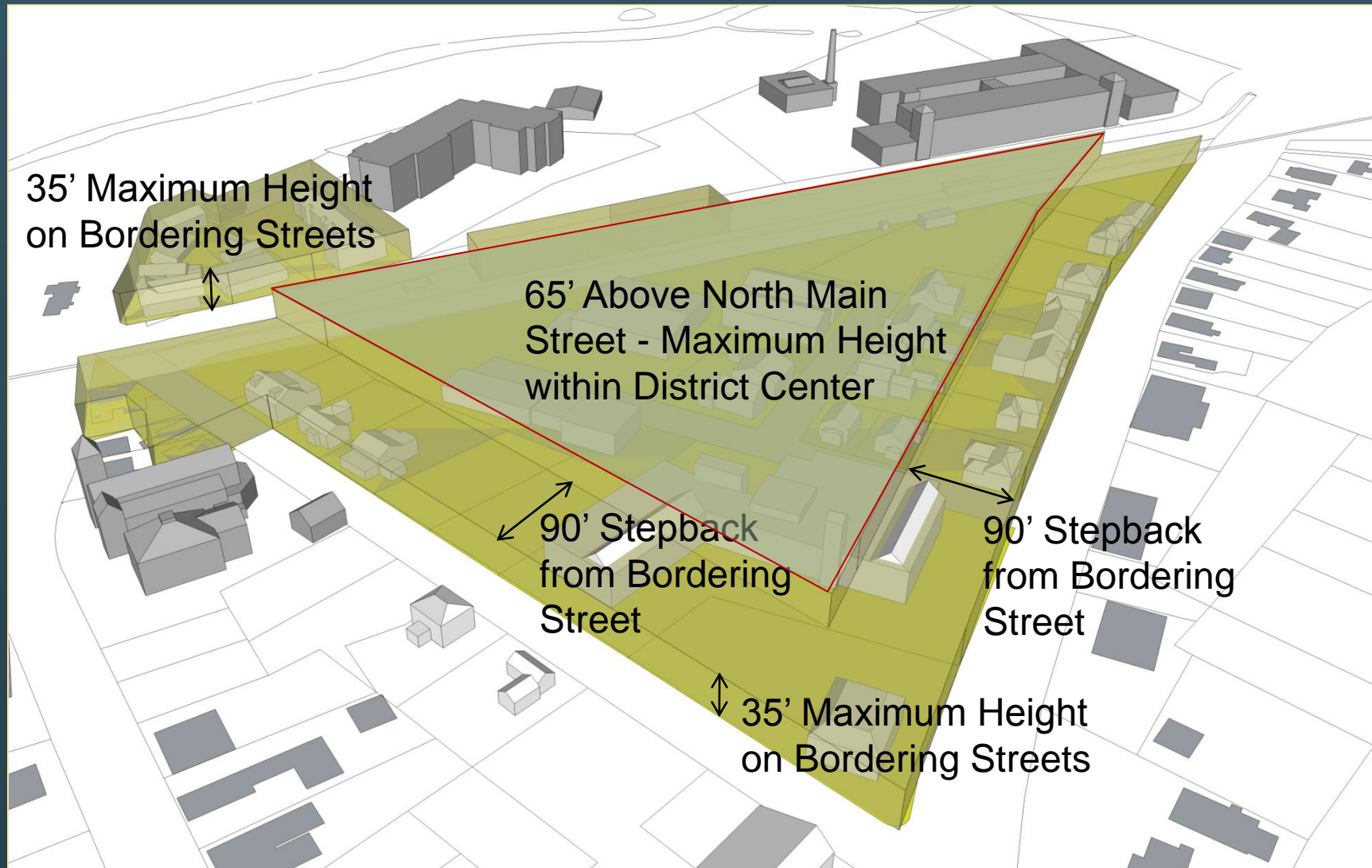
Main Street Edge



Center of District



Previous Development Concepts





Dimensional Regulations

- Building Height:
 - 35' or 3-stories at North Main Street
 - 65' or 6-stories at interior of site
- Lot coverage: 75%
- Off-street Parking Requirements:
 - 1.0 space per residential unit,
 - 3 spaces per 1,000 non-residential square feet

Purposes of Design Standards

- Promote transit-oriented development
- Promote pedestrian safety and access
- Create sense of district character
- Create vibrant center connecting train station and downtown



Design Standards

- Architectural Elements
 - Massing, building shell and architectural features
 - Exterior finish materials
 - Lighting
 - Historic structures (preservation or moving structures)



Design Standards

■ Site Improvements

- Grades
- Landscape design
- Plantings and irrigation
- Lighting
- Pedestrian and bicycle amenities
- Streets and streetscapes
- Road surfacing and curbing
- Screening
- Underground utilities
- Drainage
- Erosion and sediment controls



Design Standards

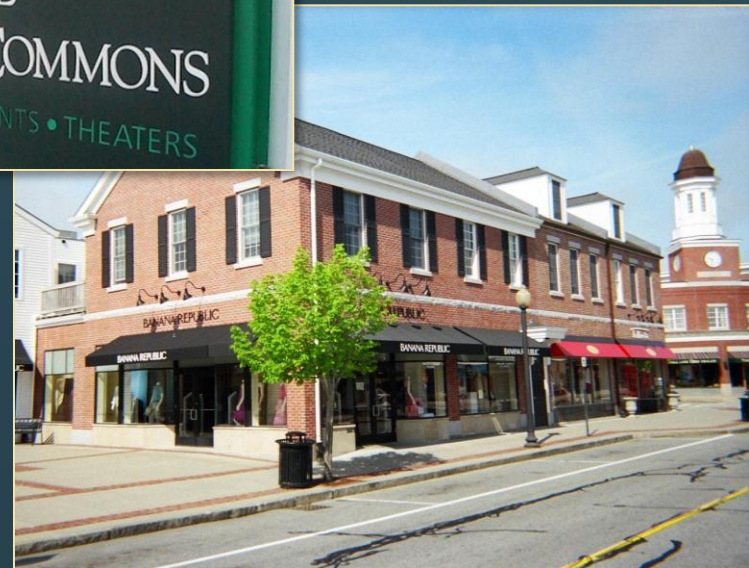
- Parking and Entrances
 - Surface parking
 - Structured parking
 - Entrances



Design Standards

■ Signs

- Article VIII, Sec. 5.2
- Combinations of lighting and signs
- Materials

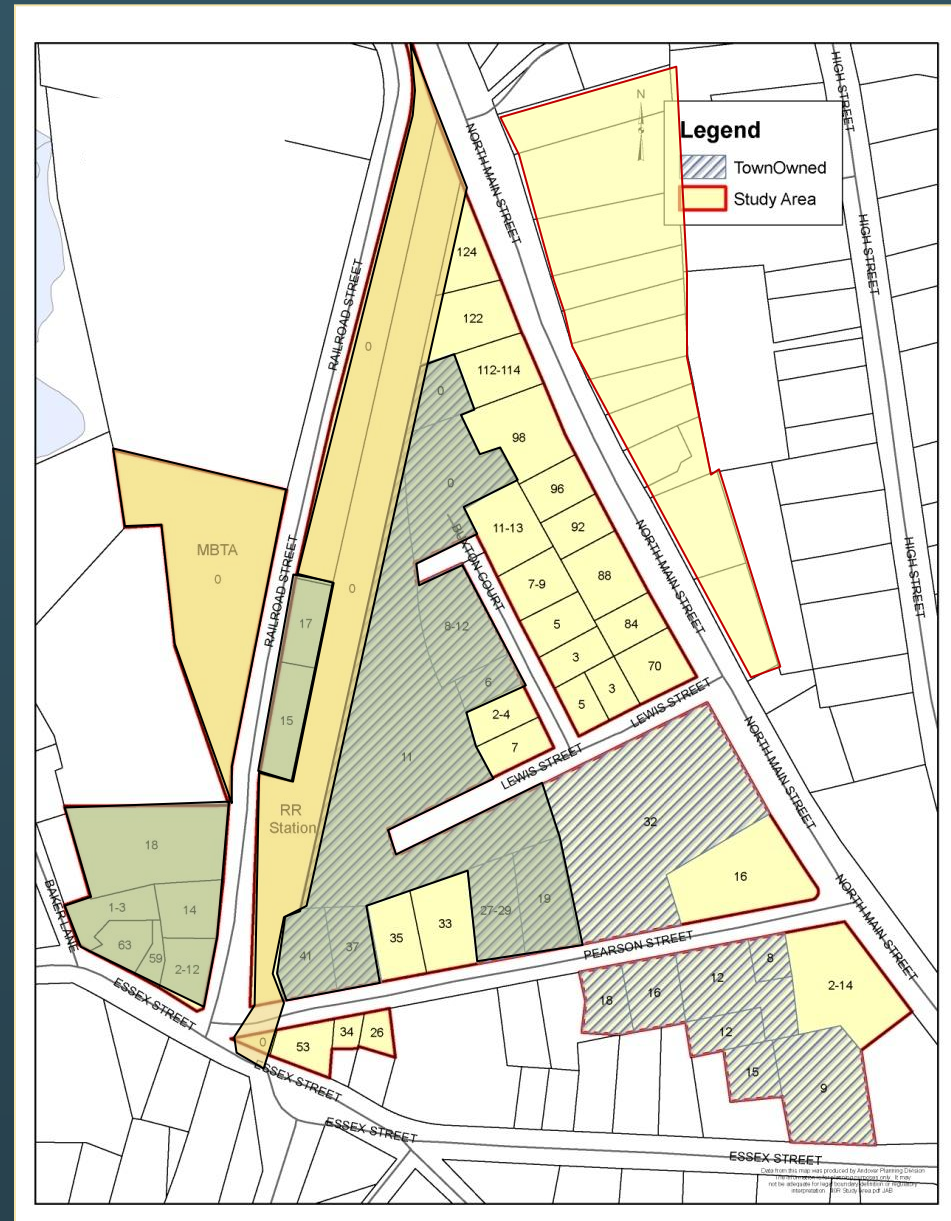


■ ■ ■ Town Yard and Neighborhood



Town Yard Site

District





Future Steps

- Selectmen Place Article on the Warrant - January
- Planning Board Holds Hearings on Bylaw
- Town Meeting Votes on Bylaw
- Developer Selection and Disposition Process
- Plan Approval by Planning Board
- Infrastructure Improvements
- Construction